

Banking Center

206 Sound Beach Avenue
Old Greenwich, CT

Bid Due Date April 1, 2022



Overview

- + CBRE represents a national bank with prime banking center opportunities for purchase
- + Location will be purchased through a modified bid process with no banking deed restrictions or minimum bids
- + Visit www.BankingCentersForSale.com to view available properties as well as register and receive email notifications about new banking center opportunities

Banking Center

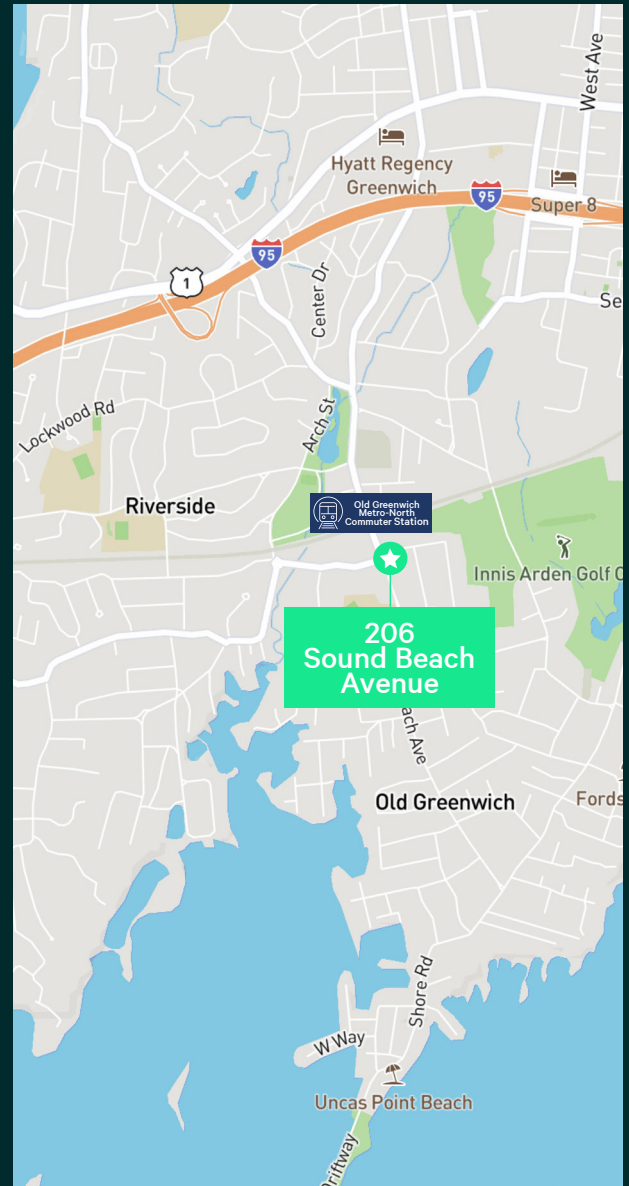
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- + Land Size: 21,845 SF (.501 acre)
- + Building: 3,248 SF
- + Frontage: 57' on Sound Beach Ave
- + Drive Thru: One
- + Zoning: LBR-2
- + Parking: 21+ free parking spaces
- + Location:
 - Located on the Greenwich/Stamford Border
 - Walking distance to Old Greenwich Station Commuter Rail (New Haven Line)

Area Retailers

- + CVS
- + Wells Fargo
- + Chase Bank
- + Upper Crust
- + RéNapoli
- + Beach House Cafe
- + Garden Catering
- + Old Greenwich Butcher Shop

Demographics	1 Mile	3 Mile	5 Mile
2021 Population	10,985	103,289	177,043
Median HH Income	\$200,001	\$94,061	\$103,21



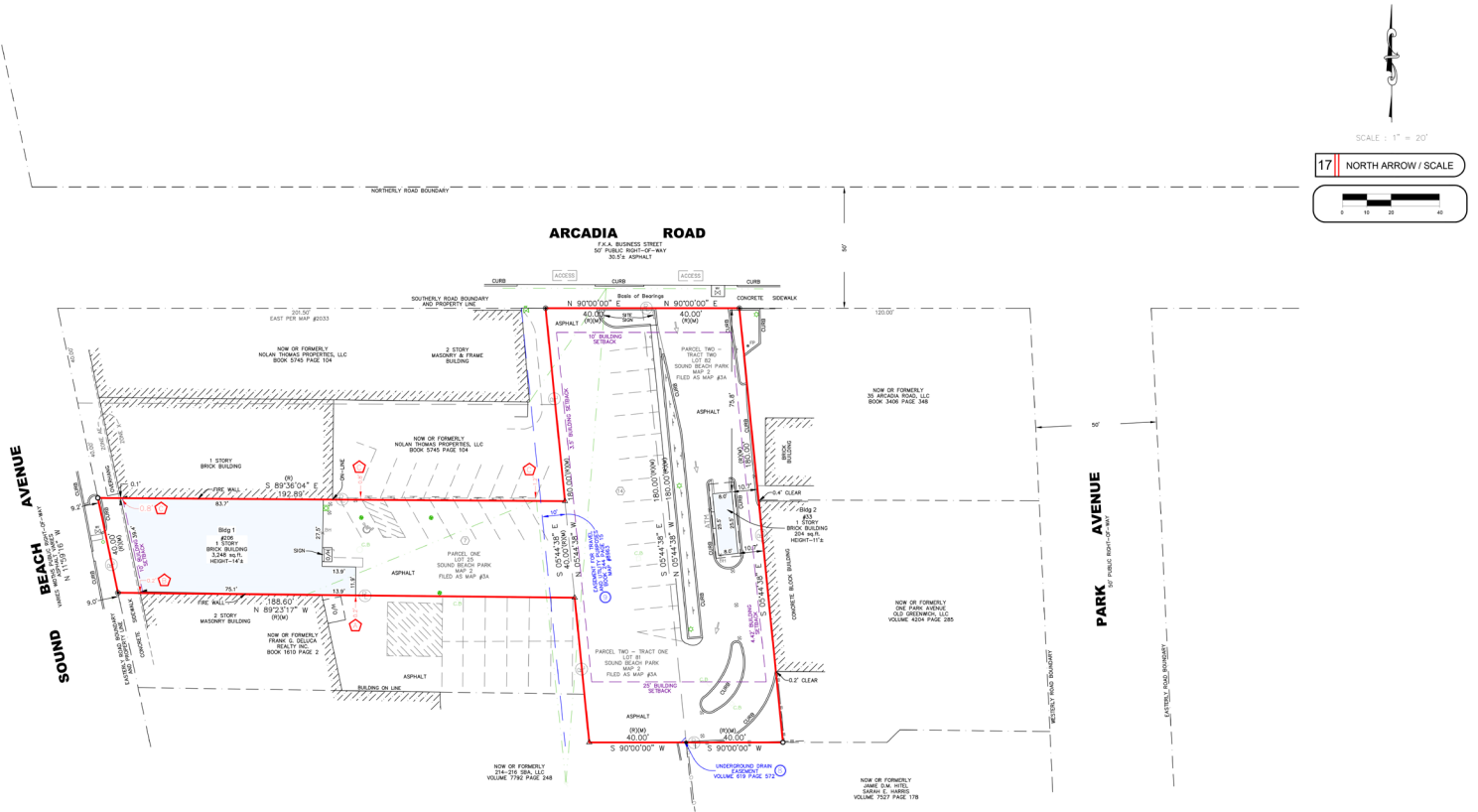
Neighborhood Retail

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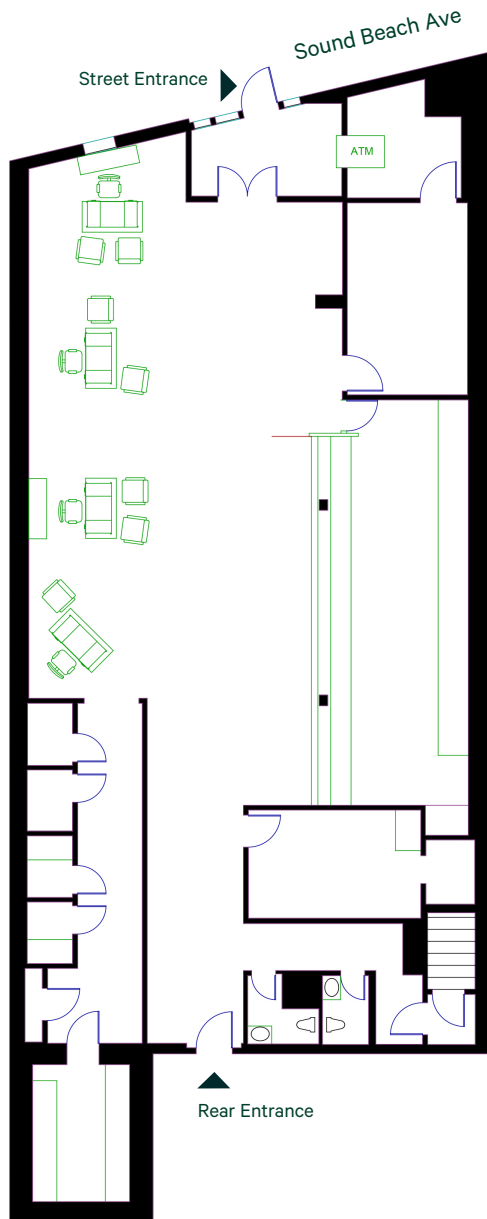
Site Plan

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First Floor Plan 3,248 RSF

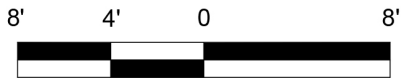
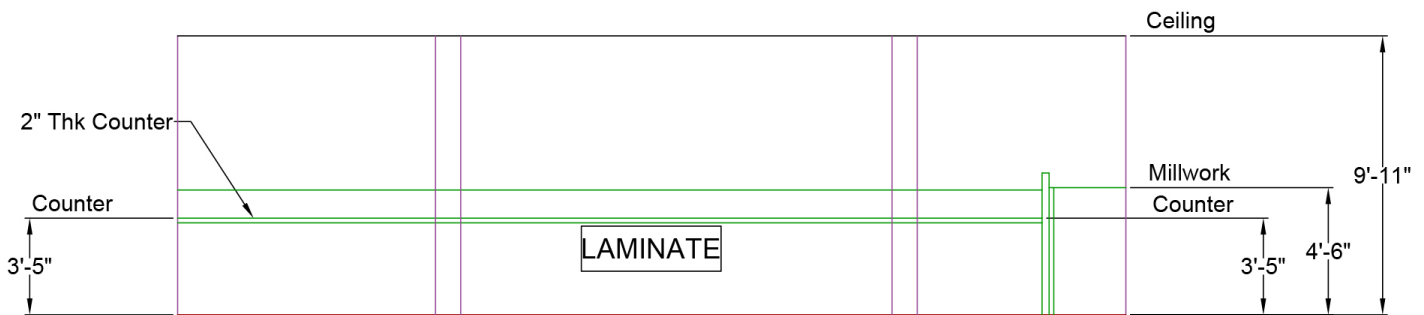
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SCALE:3/32"=1'-0"

First Floor Teller Plan

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SCALE: 1/8" = 1'-0"



Street Entrance



Rear entrance



Lobby Entrance



Sidewalk view



Interior layout



Street view

Patrick Colwell
Senior Vice President
+1 203 352 8929
patrick.colwell@cbre.com

Louis Zuckerman
Senior Vice President
+1 203 352 8907
louis.zuckerman@cbre.com

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